

# COMMUNITY FACTS WACO, NEBRASKA

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**FEBRUARY 2006**

## POPULATION (Official U.S. Census)

|              | <u>2000</u> | <u>2004 Est.</u> |
|--------------|-------------|------------------|
| Waco         | 256         | 256              |
| York County  | 14,598      | 14,228           |
| Labor Market | 82,419      | 82,104           |

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York, Nebraska 68467  
[www.perennialpower.com](http://www.perennialpower.com)

Economic Development Department  
Nebraska Public Power District  
Columbus, Nebraska 68601  
[www.nppd.com](http://www.nppd.com)  
[sites.nppd.com](http://sites.nppd.com)

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## INTRODUCTION

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The following pages contain basic information about Waco, Nebraska. This material was compiled by the York County Development Corporation, village of Waco, and Nebraska Public Power District in order to promote community development.

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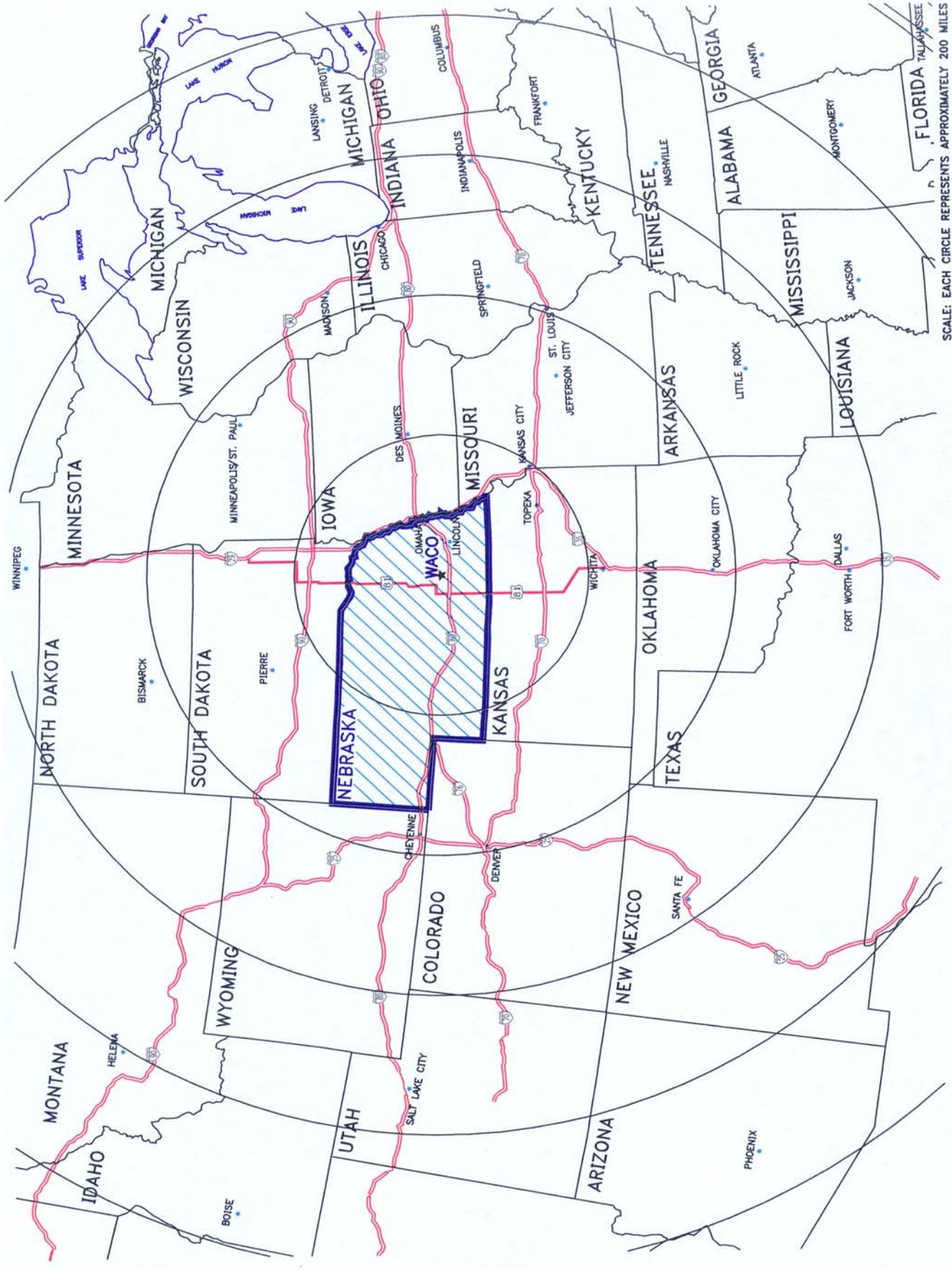
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SCALE: EACH CIRCLE REPRESENTS APPROXIMATELY 200 MILES

LUEBBE DRIVE

HILDA'S AVENUE

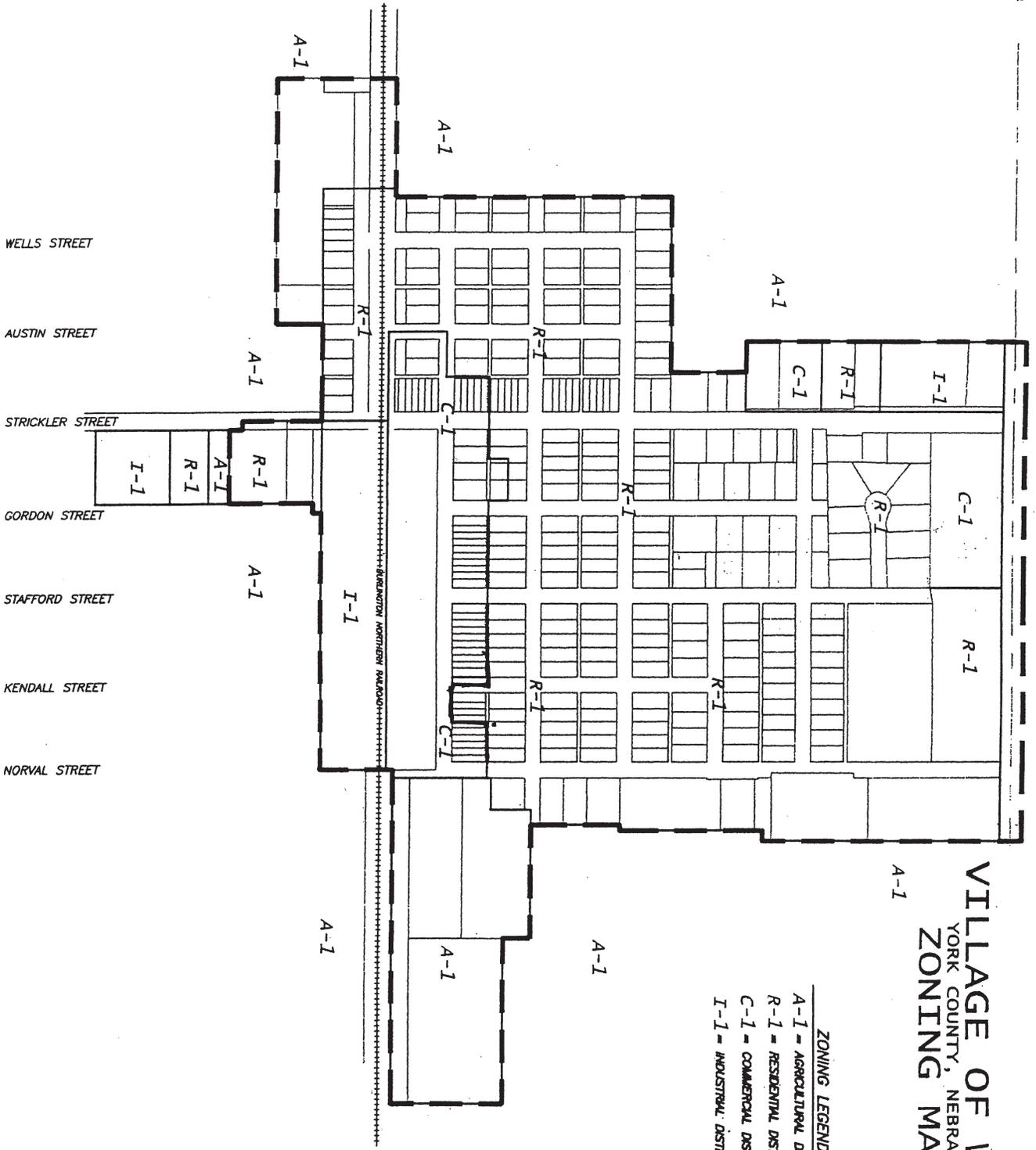
BLAINE STREET

CHAPIN STREET

STOCKTON STREET

MIDLAND STREET

FARMERS STREET



**VILLAGE OF WACO**  
 YORK COUNTY, NEBRASKA  
**ZONING MAP**

- ZONING LEGEND**
- A-1 = AGRICULTURAL DISTRICT
  - R-1 = RESIDENTIAL DISTRICT
  - C-1 = COMMERCIAL DISTRICT
  - I-1 = INDUSTRIAL DISTRICT

# GENERAL INFORMATION

## LOCATION

Waco is located in York County in southeast Nebraska along U.S. Highway 34. Waco is located five miles north of Interstate 80 and seven miles east of U.S. Highway 81, a designated four-lane expressway. Waco is seven miles east of York, the county seat of York County; 38 miles west of Lincoln; and 51 miles east of Grand Island.

## POPULATION (U.S. Census)

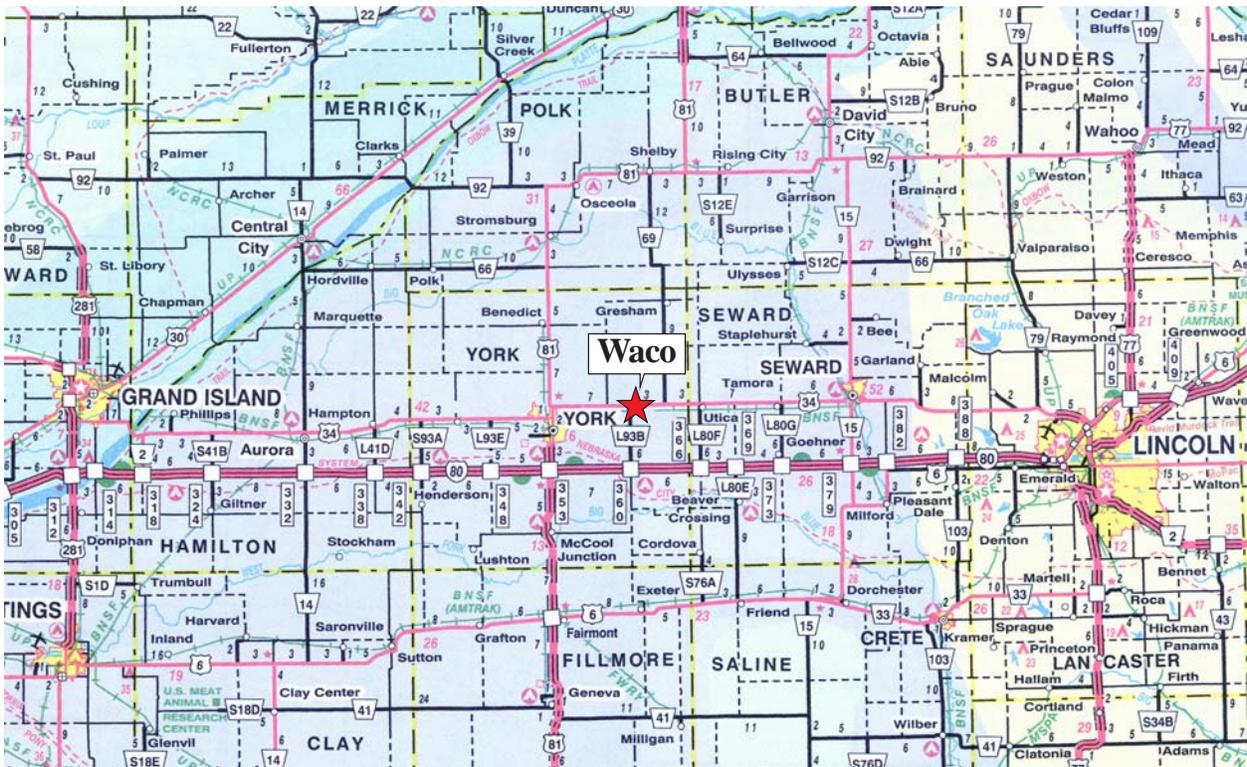
| Year        | Waco | York County |
|-------------|------|-------------|
| 1970        | 214  | 13,685      |
| 1980        | 225  | 14,798      |
| 1990        | 211  | 14,428      |
| 2000        | 256  | 14,598      |
| 2004 (Est.) | 256  | 14,228      |

The 2004 U.S. Census estimates 82,104 people live within York County and the contiguous Nebraska counties of Butler, Clay, Fillmore, Hamilton, Polk, Saline, and Seward.

## York County Population by Race and Hispanic Origin, 2000 U.S. Census

|  |        |
|--|--------|
| One race                                   | 14,486 |
| White                                      | 14,128 |
| Black or African American                  | 140    |
| American Indian and Alaska Native          | 42     |
| Asian                                      | 71     |
| Native Hawaiian and Other Pacific Islander | 12     |
| Some other race                            | 93     |
| Two or more races                          | 112    |
| Hispanic or Latino (of any race)           | 205    |

According to Census statistics, there are 14 people in York County fluent in Spanish, 3 in French, 4 in German, and 2 in Chinese who are available as interpreters. Two sign language interpreters reside in York. Three Arabic, 1 Dutch, 1 Finnish, 1 Hebrew, 1 Swedish, and 2 Turkish translators (as well as sign language interpreters) are available by appointment from agencies in Grand Island and Lincoln.



## **LOCAL ECONOMY**

Basic economic activities in Waco include farming, manufacturing, and education.

Firms in Waco with retail sales tax permits reported 2004 net taxable retail sales of \$1,987,783, while York County reported retail sales of \$160,816,486.

Even Temp Inc., which manufactures hearth products, pellet stoves, and corn-burning stoves, is the main employer in the community and one of the largest employers in the county. Since 2000 the company has had three expansions—a 20,000-square-foot warehouse, a 5,000-square-foot expansion of the manufacturing division, and 1,000 square feet of new office space.

Nebraska Evangelical Lutheran High School is located in Waco and completed a \$3.4 million expansion and renovation of property in 2002. The campus has boarding facilities for students who come from many Nebraska communities and a number of other states. Trinity Lutheran, an elementary school, began classes in 1978 and is now operating in a building constructed in 2003.

## **ELEVATION**

Waco is 1,630 feet above sea level.

## **TOPOGRAPHY**

### **Terrain**

York County is located on an upland loess plain in south-central Nebraska and has a land area of approximately 577 square miles. The maximum land surface elevation is 1,740 feet above mean sea level in the northwest corner of the county, and the minimum elevation is 1,470 feet above mean sea level in the southeast corner. The land is fairly flat, except along streams, and land slopes are generally less than 10 percent.

### **Drainage**

There are three large streams that collect runoff from land in York County; they are Beaver Creek, Lincoln Creek, and the West Fork Big Blue River, with their headwaters located in Hamilton, Clay,

and Adams counties, west of York County. These streams flow eastward into the Big Blue River, which then flows southward into Kansas. Streams in the area generally have bed slopes of five feet per mile. The land generally drains well and is not highly erodible; land slopes in the county are between 1 and 5 percent over 90 percent of the land area.

### **Soils**

Soils in the upland areas are predominantly silt loam belonging to the Hastings series. These soils cover approximately 70 percent of the county. The nearly level topography and rich topsoil are well suited to row crop farming and irrigation. Alluvial soils in the lowland areas, adjacent to streams, include the Uly, Hobbs, Butler, and Geary series. These soils are located in areas that have steeper slopes, 5 to 10 percent, are subject to flooding, and are less productive for farming.

## **HISTORY**

The beginning of Waco coincided with the railroad laying its tracks through the county, from Seward to York in 1877. In June a depot was established in a boxcar and Joseph Strickler was appointed station agent. Sarah Chapin, niece of the president of the railroad, owned 160 acres of land along the right-of-way. She offered 10 acres as a town site if “Waco” would be selected for its name. She had grown up in Waco, Texas, was a graduate of the college in that city, and wished to honor her hometown and alma mater.

The first store was also started in a boxcar, but as soon as a large frame building could be built, the store was moved to the permanent location. By February 1878 there were six businesses and a post office.

Just two years after Waco had been platted, the town had grown to 50 businesses and dwellings. Waco continued to grow and by the turn of the century had a Chautauqua, movie house, bowling alley, horse racing track, newspaper, and several doctors. There was even a visit by William Jennings Bryan, when he was running for president.

With the coming of the automobile, Waco soon had several garages and automobile dealers, including Apperson, Brush, Grant, Food, EMF, Overland, Regal, and Chevrolet.

Waco's highest population of more than 300 residents in 1910 remained steady until the Great Depression in the 1930s. Waco had three service stations and a "cabin camp," the forerunner to motels.

In the 1930s, "John Dillinger-style gangsters" descended on the village. They robbed the bank and took the owner of the Midget Hamburger Shop hostage, leaving him tied up several miles from town. They were never caught. The next day, the hardware store quickly sold out of locks.

In 1940 many young men were called to the military; with a large number gone for five years, and some never returning home. During the war, people would wave at the troop trains as they passed through town and wonder who may be on board.

After the war, farming changed more than at any other time in history. Horses became a thing of the past and the irrigation age began. Since Waco is on the main line of the BNSF Railway Company, the elevator and agri-based services have continued to thrive.

In the last decade, Waco has experienced something of a rebirth, new homes being built and the continued expansion of Even Temp Inc.



Scenes from Downtown Waco

## ECONOMIC DEVELOPMENT

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### MANUFACTURERS

| <u>Company/<br/>Year Established</u> | <u>Product</u>  | <u>Market</u> | <u>Employees</u> |               | <u>Union</u> |
|--------------------------------------|---|---------------|------------------|---------------|--------------|
|                                      |   |               | <u>Male</u>      | <u>Female</u> |              |
| Even Temp Inc.<br>1976               | Hearth products,<br>pellet stoves, corn<br>burning stoves | National      | 70               | 44            | None         |

### MAJOR NONMANUFACTURING EMPLOYERS (employing 2 or more)

| <u>Employer</u>                     | <u>Type of Activity</u>                     | <u>Employees</u> |               | <u>Union</u> |
|-------------------------------------|---|------------------|---------------|--------------|
|                                     |   | <u>Male</u>      | <u>Female</u> |              |
| Cornerstone Bank                    | Financial institution                       | 0                | 5             | None         |
| Double Nickel Campground            | Campground, recreational<br>facility        | 1<br>1*          | 1             | None         |
| East Kansas Chemical Company        | Retail ag chemicals                         | 2                | 0             | None         |
| Fuelmart #642                       | Fuel, convenience store                     | 6 Total          |               | None         |
| Hunter's Lounge and Keno            | Restaurant, tavern                          | 5 Total<br>12*   |               | None         |
| Liermann's Service                  | Mechanic/auto repair                        | 3                | 0             | None         |
| Nebraska Lutheran High School       | Education                                   | 24 Total         |               | None         |
| Petersen Enterprises Truck/Trailers | Mechanical repair,<br>fabrication           | 1                | 1             | None         |
| Roaddez Restaurant/Truck Stop       | Truck stop/restaurant/<br>convenience store | 7 Total<br>10*   |               | None         |
| Trinity Lutheran Elementary         | Education                                   | 25 Total         |               | None         |
| United Farmers Cooperative          | Ag sales, services &<br>marketing           | 2                | 1             | None         |
| Village of Waco                     | Municipality                                | 1                | 1             | None         |

\*Part-time and/or seasonal

**OTHER MAJOR AREA EMPLOYERS** (within 40 miles employing 100 or more)

| <u>Employer</u>                   | <u>Type of Activity</u>                      | <u>Employees</u> |               | <u>Union</u> |
|-----------------------------------|--|------------------|---------------|--------------|
|                                   |  | <u>Male</u>      | <u>Female</u> |              |
| <b>York, 7 miles</b>              |  |                  |               |              |
| Champion Home Builders            | Manufactured homes                           | 179              | 77            | None         |
| Chances R                         | Restaurant/lounge                            | 32               | 72            | None         |
| Cornerstone Bank                  | Financial services                           | 96               | 53            | None         |
| Epworth Village                   | Residential youth treatment                  | 125 Total        |               | None         |
| Hamilton Sundstrand               | Aerospace components/<br>aircraft systems    | 165              | 35            | None         |
| King of the Road                  | Recreational vehicles                        | 43<br>18*        | 18<br>8*      | None         |
| Kroy Building Products            | PVC fencing                                  | 128 Total        |               | None         |
| Nebraska Public Power District    | Electric utility                             | 112<br>1*        | 18            | None         |
| Petro Travel Plaza                | Truck stop, convenience<br>store, restaurant | 72               | 76            | None         |
| State of Nebraska                 | Government                                   | 162 Total        |               | NAPE         |
| Wal-Mart Supercenter              | Retail                                       | 320 Total        |               | None         |
| York County                       | Government                                   | 57               | 51            | NAPE         |
| York General Health Care Services | Medical                                      | 430 Total        |               | None         |
| York Public Schools               | Education                                    | 237 Total        |               | NSEA         |
| <b>Aurora, 30 miles</b>           |  |                  |               |              |
| Aurora Cooperative Elevator       | Feed pellets & fertilizer                    | 220              | 30            | None         |
| Aurora Memorial Hospital          | Medical                                      | 16               | 219           | None         |
| BonnaVilla Homes                  | Manufactured housing                         | 157              | 28            | None         |
| District 4R Schools               | Education                                    | 61               | 140           | NSEA         |
| Hamilton Manor                    | Health care                                  | 8                | 112           | None         |

\*Part-time and/or seasonal

| <u>Employer</u>              | <u>Type of Activity</u>                          | <u>Employees</u> |               | <u>Union</u> |
|------------------------------|--|------------------|---------------|--------------|
|                              |  | <u>Male</u>      | <u>Female</u> |              |
| Hamilton Telecommunications  | Telemarketing                                    | 74               | 145           | None         |
| The Iams Company             | Pet food   | 185              | 35            | None         |
| <b>Seward, 19 miles</b>      |  |                  |               |              |
| Concordia University         | Education  | 130              | 124           | None         |
| Hughes Brothers, Inc.        | Crossarms, transmission & distribution materials | 203              | 60            | IAM & AW     |
| MetroGroup Corp.             | Direct mail                                      | 400 Total        |               | None         |
| Memorial Health Systems      | Medical  | 44               | 314           | None         |
| Seward County                | Government                                       | 67               | 54            | None         |
| Seward Motor Freight, Inc.   | Trucking   | 150              | 22            | None         |
| Seward Public Schools        | Education  | 189 Total        |               | NEA          |
| Tenneco Automotive           | Automotive exhaust systems                       | 308              | 67            | None         |
| Wal-Mart Supercenter         | Retail   | 60               | 120           | None         |
| <b>Shelby, 24 miles</b>      |  |                  |               |              |
| United Farmers Cooperative** | Ag sales, service, marketing                     | 223 Total<br>41* |               | None         |

\*Part-time and/or seasonal

\*\*Areawide employer, headquartered in Shelby

## **ECONOMIC DEVELOPMENT ORGANIZATIONS**

The York County Development Corporation (YCDC), a nonprofit corporation, is the lead organization in York County for the recruitment of new businesses, retention and expansion activities of existing businesses, and start-up assistance/support for entrepreneurs. A public/private partnership, YCDC has over 125 members. The YCDC works cooperatively with appropriate municipal and/or county governments and regional and state agencies/organizations to secure the needed resources to grow York County's economy. The

YCDC is responsible for all recruitment activities and seeks to provide support, technical assistance, and various types of resources to existing businesses. Serving as coordinator of the Crossroads Rural Entrepreneur Network (small business association), Local Area Safety Committee, Manufacturers' and Workforce Development Councils, the YCDC provides training, education, and networking opportunities to all business sectors. A comprehensive labor market study and housing market study were completed in 2004.

In 2005 several business investment corporations were initiated by YCDC throughout York County.

Twenty-two investors associated with real estate came together to form an additional group to build market rate housing.

The Waco Community Betterment Organization works to promote the community and organize events, and community improvement projects.

Even Temp Inc., a multi-million dollar company, has broadened into hearth products distribution, building their own line of pellet stoves, and most

recently expanding into corn burning stoves. The company continues to draw employees from a 40-mile radius and distributes their products in 19 states. Three additions in recent years have included a 20,000-square-foot warehouse, a 5,000-square-foot expansion of the manufacturing division, and 1,000 square feet of new office space.

Approximately 12 acres of land in and adjacent to the community are zoned for industry. The price of industrially zoned land ranges from \$1,000 to \$25,000 per acre.



Even Temp Inc.

United Farmers  
Cooperative



# LABOR

## LABOR SUPPLY

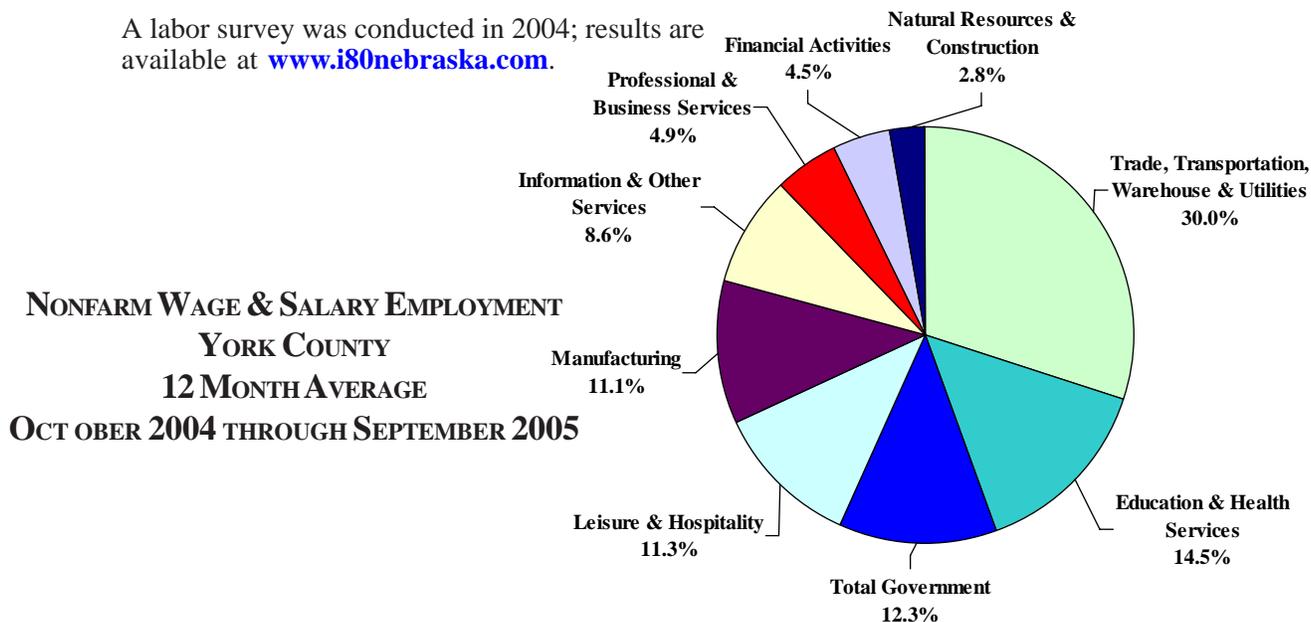
- A. Employment in the Waco labor market which is defined as the whole of York County and the total labor market consisting of York County and the contiguous counties of Butler, Clay, Fillmore, Hamilton, Polk, Saline, and Seward (12-month average October 2004 through September 2005):

|  | <u>York<br/>County</u> | <u>Total</u>  |
|--|------------------------|---------------|
| <b><u>Nonfarm Employment (wage and salary workers)</u></b>   |                        |               |
| Manufacturing  | 950                    | (D)           |
| Natural Resources & Construction   | 238                    | 1,353         |
| Trade, Transportation, Warehousing & Utilities   | 2,582                  | 6,910         |
| Information  | (D)                    | (D)           |
| Financial Activities   | 389                    | 1,495         |
| Professional & Business Services   | 417                    | (D)           |
| Education & Health Services  | 1,244                  | (D)           |
| Leisure & Hospitality  | 974                    | (D)           |
| Other Services   | (D)                    | (D)           |
| Government   | 1,059                  | 6,609         |
| <b>TOTAL NONFARM WAGE AND SALARY WORKERS</b>   | <b>8,594</b>           | <b>32,752</b> |
| Farm Employment*   | 778                    | 6,068         |
| <b>TOTAL EMPLOYMENT</b>  | <b>7,905</b>           | <b>44,340</b> |
| B. Commuting Out of County   | 690                    |               |
| C. Unemployment  | 249                    | 1,500         |
| <b>TOTAL LABOR FORCE</b>   | <b>8,154</b>           | <b>45,840</b> |
| D. Estimated number of homemakers, seasonal and part-time workers, and workers who would shift from low-paying jobs who could be expected to work for industry | 2,756                  |               |
| E. Estimated number of county high school graduates annually   | 170                    |               |
| <b>TOTAL POTENTIAL LABOR SUPPLY (B, C, D &amp; E)</b>  | <b>3,865</b>           |               |

(D) Data withheld because of disclosure suppression

\*Source: U.S. Department of Commerce, Bureau of Economic Analysis (BEA), data for 2002

A labor survey was conducted in 2004; results are available at [www.i80nebraska.com](http://www.i80nebraska.com).



| Location | 2000 POPULATION DATA |                        |               |   |  | Median Household Effective Buying Income |
|----------|----------------------|------------------------|---------------|---|--|--|
|          | Density/<br>Sq. Mile | %<br>65 Yrs.<br>& Over | Median<br>Age | % High<br>School<br>Graduate<br>or Higher | %<br>Bachelor's<br>Degree<br>or Higher |  |
| York Co. | 25.3                 | 17.4                   | 38.8          | 87.2                                      | 17.0                                   | \$34,589                                 |
| Nebraska | 22.3                 | 13.6                   | 35.3          | 86.6                                      | 23.7                                   | \$36,910                                 |
| U.S.     | 79.6                 | 12.4                   | 35.9          | 84.0                                      | 26.0                                   | \$39,324                                 |

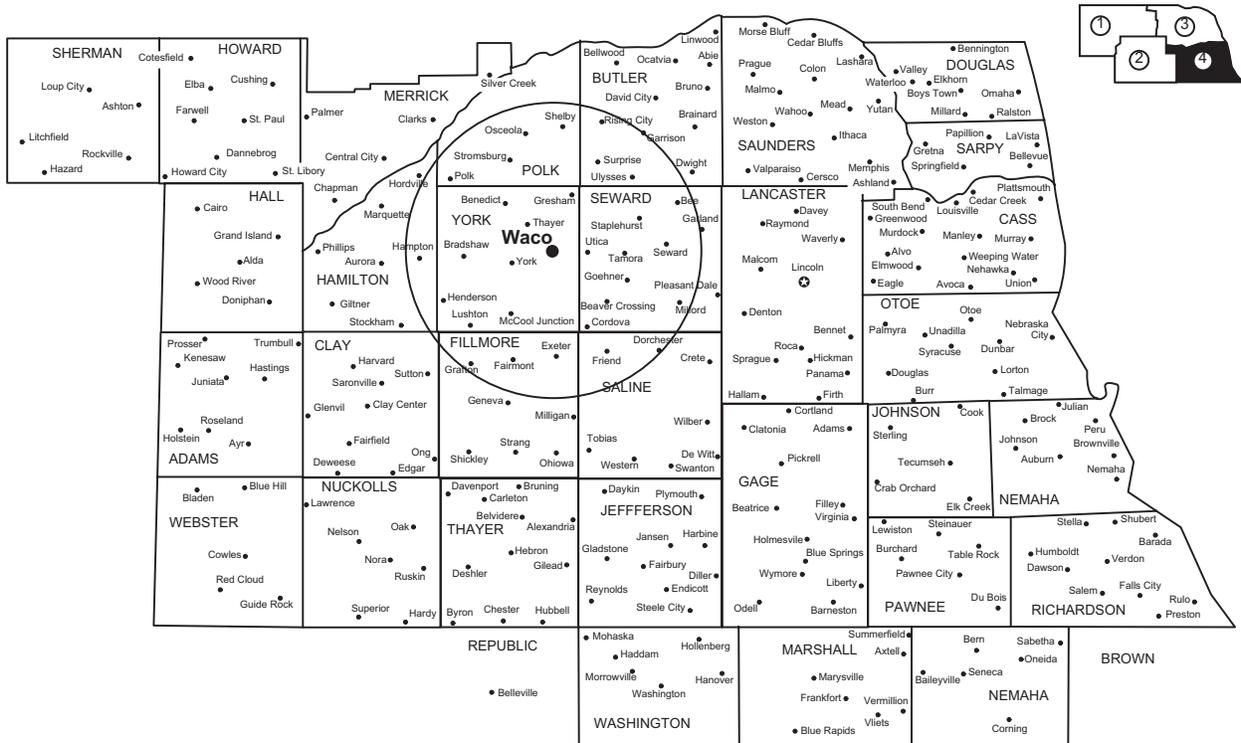
York County had 11,100 eligible voters in 2004; 61.9 percent voted in the national election compared to 68.3 percent in Nebraska.

Source: U.S. Census, [www.census.gov](http://www.census.gov)

Sales and Marketing Management, 2005

Statewide General Election 2004 Results, [www.sos.state.ne.us/elec/canvass/general2004/General2004.htm](http://www.sos.state.ne.us/elec/canvass/general2004/General2004.htm)

### LABOR POTENTIAL IN THE WACO AREA



### POPULATION DATA U.S. Census Estimates

| 2004 Estimate   |   |        |
|-----------------|---|--------|
| Village of Waco | — | 256    |
| York County     | — | 14,228 |
| 30-Mile Radius  | — | 68,318 |

| York County Population<br>by Age/Gender, 2004 |       |        |
|---|-------|--------|
| Ages  | Male  | Female |
| 18-24   | 713   | 815    |
| 25-44   | 1,586 | 1,649  |
| 45-64   | 1,835 | 1,862  |

## UNIONIZATION

Nebraska has a right-to-work provision in its constitution. In 2004, 10.8 percent of Nebraska's manufacturing workers were members of labor unions compared to a national figure of 12.9 percent. Union membership in Nebraska is concentrated in the railroad and packinghouse industries.

Less than 1 percent of the total nonagricultural labor force in Waco is unionized. There have been no known strikes.

## WAGES

| Occupation Title                              | Hourly Wage (\$)/Percentile |       |       |
|---|-----------------------------|-------|-------|
|   | 10th                        | 50th  | 90th  |
| <b>Professional</b>                           |                             |       |       |
| Accountants & Auditors                        | 13.16                       | 21.07 | 34.10 |
| Engineers                                     |                             |       |       |
| Civil Engineers*                              | 18.83                       | 27.53 | 40.80 |
| Electrical Engineers*                         | 21.21                       | 34.23 | 50.16 |
| Industrial Engineers                          | 21.17                       | 32.18 | 51.24 |
| Mechanical Engineers                          | 19.67                       | 28.40 | 51.42 |
| Computer Programmers                          | 16.80                       | 23.70 | 32.58 |
| Computer Systems Analysts                     | 19.34                       | 30.02 | 46.60 |
| Registered Nurses                             | 16.75                       | 20.96 | 26.82 |
| <b>Retail</b>                                 |                             |       |       |
| Hotel, Motel & Resort Desk Clerks             | 5.70                        | 7.42  | 8.86  |
| Retail Salespersons                           | 5.85                        | 7.84  | 16.34 |
| Truck Drivers-Light or Delivery Services      | 7.12                        | 10.31 | 17.70 |
| Driver/Sales Workers                          | 5.71                        | 8.01  | 21.30 |
| Stock Clerks & Order Fillers                  | 5.87                        | 7.17  | 15.10 |
| Shipping, Receiving & Traffic Clerks          | 8.67                        | 12.27 | 16.13 |
| <b>Clerical</b>                               |                             |       |       |
| Bookkeeping, Accounting & Auditing Clerks     | 6.82                        | 11.38 | 16.48 |
| Customer Service Representatives              | 6.79                        | 11.30 | 19.52 |
| Data Entry Keyers                             | 6.15                        | 9.28  | 12.57 |
| Secretaries, excl. Legal, Medical & Executive | 7.50                        | 10.10 | 14.26 |
| Office Clerks, General                        | 5.96                        | 8.72  | 12.50 |
| Receptionists & Information Clerks            | 5.98                        | 8.47  | 11.15 |
| Telemarketers*                                | 6.36                        | 8.19  | 10.72 |

\*Wage information taken from Balance of the State (nonmetropolitan areas)

| Occupation Title                                   | Hourly Wage (\$)/Percentile |       |       |
|--|-----------------------------|-------|-------|
|  | 10th                        | 50th  | 90th  |
| <b>Unskilled</b>                                   |                             |       |       |
| Laborers & Freight, Stock & Material Movers, Hand  | 6.76                        | 9.61  | 13.50 |
| Packers & Packagers, Hand                          | 6.98                        | 11.23 | 13.55 |
| Assemblers & Fabricators, All Other*               | 7.95                        | 10.95 | 13.88 |
| Nursing Aides, Orderlies & Attendants              | 7.89                        | 9.85  | 11.91 |
| <b>Semi-Skilled</b>                                |                             |       |       |
| Industrial Truck & Tractor Operators               | 9.62                        | 13.02 | 17.14 |
| Truck Drivers, Heavy or Tractor-Trailer            | 9.78                        | 14.56 | 20.32 |
| Maintenance Workers, Machinery Machine Operators   | 9.62                        | 12.32 | 21.45 |
| Lathe & Turning Machine Tool Setters/Oper.         | 10.59                       | 13.05 | 14.85 |
| Drilling & Boring Machine Tool Setters/Oper.*      | 9.56                        | 11.62 | 16.97 |
| Milling & Planing Machine Setters/Oper.*           | 9.49                        | 12.45 | 16.09 |
| Grinding, Lapping, Polishing & Buffing Mach. Oper. | 9.31                        | 11.80 | 16.44 |
| Cutting & Slicing Machine Setters/Oper.            | 9.11                        | 10.55 | 15.25 |
| Cutting, Punching & Press Machine Setters/Oper.    | 7.99                        | 12.06 | 16.94 |
| Multiple Machine Tool Setters/Oper.*               | 11.32                       | 15.21 | 17.33 |
| <b>Skilled</b>                                     |                             |       |       |
| Automotive Service Technicians & Mechanics         | 7.61                        | 10.65 | 19.27 |
| Electricians                                       | 14.15                       | 19.87 | 27.26 |
| Industrial Machinery Mechanics                     | 11.46                       | 17.55 | 31.61 |
| Machinists   | 12.12                       | 16.32 | 21.84 |
| Tool & Die Makers                                  | 14.15                       | 18.43 | 21.65 |
| Welders, Cutters, Solderers & Brazers              | 9.74                        | 13.29 | 17.66 |
| Welding, Soldering & Brazing Machine Setters       | 9.08                        | 12.84 | 16.14 |
| <b>Technical</b>                                   |                             |       |       |
| Electrical & Electronic Engineering Technicians*   | 12.16                       | 23.98 | 33.27 |
| Medical & Clinical Laboratory Technologists        | 14.99                       | 21.08 | 27.47 |
| Computer Operators                                 | 8.48                        | 11.66 | 16.42 |

\*Wage information taken from Balance of the State (nonmetropolitan areas)

Source: Nebraska Workforce Development, Occupational Employment Statistics Program, Third Quarter 2005 wage estimates, All Industries, Southeast Region, [www.dol.state.ne.us/lmiwages/toc000.htm](http://www.dol.state.ne.us/lmiwages/toc000.htm)

Production workers are paid mostly on a straight-time basis rather than an incentive basis.

## FRINGE BENEFITS

York County compares to the national average of 29 percent fringe benefits associated with wages.

# TRANSPORTATION

## RAILROADS

BNSF Railway Company's main line serves Waco with 64 freight trains daily. Switching is done by train crews.

Amtrak provides Lincoln, 38 miles east of Waco, with rail passenger service east to Chicago and west to Denver and San Francisco/Oakland. The Superliner features a lounge car, coach and first-class accommodations, dining car service, and checked baggage service from most cities. Travel time is 11 hours to Chicago and 42 hours to the West Coast. Amtrak has one train each way daily.

## MOTOR

### Highways

Waco is located along east-west U.S. Highway 34 (two-lane) and is 7 miles east of north-south U.S. Highway 81. U.S. Highway 81 is being expanded to four lanes from Mexico to Canada. The portion from Mexico to York, Nebraska, is complete and the corridor around York is currently under construction. Improvements will continue north expanding the current two lanes to four, eventually connecting with the four lanes south of Columbus. Interstate 80 is 5 miles south, Interstate 29 is 90 miles east, and Interstate 70 is 119 miles south of Waco.

Highway mileage to major cities:

| Destination   | Mileage |
|---------------|---------|
| Lincoln       | 52      |
| Omaha         | 114     |
| Chicago       | 579     |
| Dallas        | 600     |
| Denver        | 448     |
| Detroit       | 846     |
| Kansas City   | 250     |
| Los Angeles   | 1,462   |
| Minneapolis   | 489     |
| New York      | 1,354   |
| St. Louis     | 503     |
| San Francisco | 1,577   |

## Trucklines

Interstate trucklines serving York County:

| Nearest Terminal/<br>Company | Trucks<br>Daily |
|------------------------------|-----------------|
| <b>York</b>                  |                 |
| Johnson Transportation*      | 3               |
| Nolan Transportation         | 25              |
| Shaffer Trucking             | 25              |
| <b>Aurora</b>                |                 |
| Con-Way Central Express      | 2               |
| <b>Clay Center</b>           |                 |
| Dahlsten Truck Lines         | 20              |
| <b>David City</b>            |                 |
| M & S Transfer Company*      | 1               |
| <b>Geneva</b>                |                 |
| Wynne Transport Service      | 15              |
| <b>Grand Island</b>          |                 |
| ABF Freight System           | 3               |
| Brown Transfer Co.           | 1               |
| Midwest*                     | 1               |
| Nebraska Transport           | 10              |
| Roadway                      | 1               |
| Saia Motor Freight           | 13              |
| <b>Hastings</b>              |                 |
| D & J Transfer               | 20              |
| <b>Lincoln</b>               |                 |
| Heavy Company                | 12              |
| Yellow Freight               | 25              |
| <b>Omaha</b>                 |                 |
| Integrated Express           | 3               |
| Werner Enterprises           | 8               |
| <b>Seward</b>                |                 |
| P-J Express Inc.             | 8               |
| Seward Motor Freight         | 30              |
| <b>Shickley</b>              |                 |
| Oswald Inc.                  | 6               |

\*Intrastate only

### Bus Line

Black Hills Stage Lines serves York, seven miles west of Waco, with two buses daily.

Eppley Express transports individuals to the Eppley Airfield in Omaha. Travelers may access the service in York.

The Handi Bus provides transportation to and from York County communities, as well as monthly trips to Grand Island and Lincoln. The Handi Bus is funded through York County, city of York, and the Lincoln Area Agency on Aging.

**Taxi**

MC Taxi provides door-to-door transportation services in York County.

**AIR**

The York Municipal Airport, seven miles west of Waco, has a 5,900-foot lighted concrete runway and a 4,300-foot turf runway with full instrument landing capabilities. Jet and 100-low lead fuel, hangar space for rent/storage, courtesy car services, maintenance services for aircraft, and flight instruction are available at the airport. There are 26 private planes hangared at the York Municipal Airport; none are available for charter. Many local companies utilize the newly expanded airport, with corporate planes flying in daily. The elevation at the airport is 1,671 feet, the latitude is 40°53'42.7"N, and the longitude is 97°37'26.1"W. The airport was closed for five days in the past three years due to inclement weather.

Scheduled air service is available at the Lincoln Airport, 38 miles (38 minutes) east, and Central Nebraska Regional Airport near Grand Island, 60 miles (60 minutes) west of Waco.

Airlines serving these points:

| <b>Airline</b>      | <b>Flights Daily</b> | <b>Nonstop Destinations</b> |
|---------------------|----------------------|-----------------------------|
| <b>Grand Island</b> |                      |                             |
| Great Lakes         | 3                    | Denver                      |
| <b>Lincoln</b>      |                      |                             |
| Allegiant Air       | 2*                   | Las Vegas                   |
| Northwest           |                      |                             |
| Airlink             | 5                    | Minneapolis                 |
|                     | 3                    | Detroit                     |
|                     | 2                    | Memphis                     |
| United              |                      |                             |
| Express             | 5                    | Denver                      |
|                     | 4                    | Chicago                     |

\*Flights on Wednesday and Saturday

**WATER**

Barge services are available at 10 barge terminal facilities on the Missouri River in Nebraska. The Omaha river port is 109 miles east of Waco. These river ports are navigable approximately eight months per year. The U.S. Army Corps of Engineers maintains a 9-foot deep, 300-foot wide channel for 735 navigable miles from Sioux City to the mouth of the Missouri River. Commodities transported by towing companies are grain and grain products, fertilizer, feed ingredients, cement, rock aggregate, and salt.

**PIPELINE**

The Kanab Pipeline and storage facilities are located approximately 27 miles south and 7 miles east of Waco.



BNSF Railway Company

## UTILITIES

### ELECTRICITY

Waco is provided retail electric service from Perennial Public Power District. A 34,000/12,500 volt substation, with a 7,000 kVA capacity, provides service to Waco. The distribution voltage within Waco is 12.5/7.2 kV wye. All industry-standard secondary voltages can be provided by Perennial Public Power District. The electric system within Waco has ample capacity to provide service to a growing community.

#### ELECTRIC RATES—PERENNIAL PUBLIC POWER DISTRICT (effective 1/1/05)

##### Residential Service (all electric):

|   |          |   |
|---|----------|---|
| <b>Facilities Charge:</b> \$10.25 per month |          |   |
| <b>Summer Winter</b>                        |          |   |
| \$0.0820                                    | \$0.0720 | per kWh for the first 250 kWh used per month  |
| \$0.0620                                    | \$0.0550 | per kWh for the next 500 kWh used per month   |
| \$0.0530                                    | \$0.0285 | per kWh for all additional kWh used per month |
| <b>Minimum Bill:</b> The Facilities Charge  |          |   |

This rate is subject to application of the gross revenue tax, lease payment adjustment, and production cost adjustment, if applicable.

##### General Service:

|  |                   |  |
|--|-------------------|--|
| <b>Facilities Charge:</b>                  |                   |  |
| Single Phase                               | \$13.50 per month |  |
| Three Phase                                | \$21.00 per month |  |
| <b>Summer Winter</b>                       |                   |  |
| \$0.0900                                   | \$0.0700          | per kWh for the first 1,000 kWh used per month |
| \$0.0760                                   | \$0.0570          | per kWh for the next 2,000 kWh used per month  |
| \$0.0700                                   | \$0.0450          | per kWh for all additional kWh used per month  |
| <b>Minimum Bill:</b> The Facilities Charge |                   |  |

This rate is subject to application of the gross revenue tax, lease payment adjustment, and production cost adjustment, if applicable.

##### Sample Cost per kWh:

| kW  | kWh     | Annual Average ¢/kWh |
|-----|---------|----------------------|
| 100 | 30,000  | 5.52                 |
| 100 | 36,000  | 5.49                 |
| 300 | 90,000  | 5.13                 |
| 300 | 150,000 | 4.26                 |
| 500 | 150,000 | 5.12                 |
| 500 | 180,000 | 4.75                 |

##### Industrial:

|   |          |  |
|---|----------|--|
| <b>Facilities Charge:</b> \$42.50 per month |          |  |
| <b>Summer Winter</b>                        |          |  |
| \$0.0750                                    | \$0.0550 | per kWh for the first 200 kWh per kW of billing demand |
| \$0.0360                                    | \$0.0260 | for all additional kWh per month                       |
| <b>Minimum Bill:</b> The Facilities Charge  |          |  |

This rate is subject to application of the gross revenue tax, lease payment adjustment, and production cost adjustment, if applicable.

##### Sample Cost per kWh:

| kW    | kWh     | Annual Average ¢/kWh |
|-------|---------|----------------------|
| 150   | 30,000  | 6.31                 |
| 150   | 100,000 | 3.94                 |
| 500   | 100,000 | 6.21                 |
| 500   | 300,000 | 4.03                 |
| 1,000 | 200,000 | 6.19                 |
| 1,000 | 650,000 | 3.93                 |

Perennial Public Power District, a wholesale power customer of Nebraska Public Power District, serves Waco and the surrounding area. For more information regarding electrical services in the Perennial Public Power District service area, contact Jamey Pankoke, manager, York, Nebraska, (402) 362-3355 or (800) 289-0288, or visit [www.perennialpower.com](http://www.perennialpower.com).

## NATURAL GAS

Kinder Morgan is the retail supplier of natural gas in Waco, through a three-inch steel transmission pipeline with an operating pressure of approximately 400 pounds per square inch.

Kinder Morgan is also the distributor of natural gas within the community, serving approximately 94 residential, commercial, and industrial customers.

Natural gas is available for residential and commercial uses. Availability of natural gas for industrial uses is subject to individual situations. As specific requirements of an industrial prospect become available, information on gas service availability and applicable rates may be obtained from Kinder Morgan's service center, (800) 563-0012.

## OTHER FUELS

### LP Gas

Propane gas is available for residential, commercial, and industrial uses from United Farmers Cooperative in Waco and Sapp Bros. Petroleum, Inc. and United Farmers Cooperative in York.

### Oil

Oil is available for residential, commercial, and industrial uses from United Farmers Cooperative in Waco and York.

## WATER

The municipal water system in Waco is supplied by two wells with an average depth of 270 feet. The system, serving 100 percent of Waco's population, has a combined pumping capacity of 810 gallons per minute and an overhead storage capacity of 50,000 gallons. The average daily demand is 87,500 gallons and the historic peak daily demand is 203,000 gallons. The system has a maximum capacity of 1,216,400 gallons per day. The static pressure is 50 pounds per square inch.

Groundwater is available for industrial uses. The water quality meets all federal/state drinking water quality standards. The water table has not changed significantly during the past five years.

The color of the water is clear, and the hardness, in parts per million, is 196. The tap water temperature varies from 50° in the winter and 54° in the summer.

### Chemical Analysis (parts per million)

|                            |      |
|----------------------------|------|
| Hydrogen Ion Concentration | 7.2  |
| Calcium                    | 46   |
| Total Solids               | 390  |
| Magnesium                  | N/A  |
| Iron                       | 0.2  |
| Nitrate                    | 0.57 |
| Manganese                  | 0.1  |
| Chloride                   | 10   |
| Fluoride                   | 0.43 |
| Sulfate                    | 42.1 |
| Total Alkalinity           | 164  |
| Sodium                     | 36   |
| Total Hardness             | 196  |
| Potassium                  | N/A  |

N/A - Not available

### WATER RATES (effective 6/05)

A fee of \$100 is charged for new water connections.

#### Residential (flat rate):

|        |         |
|--------|---------|
| Single | \$ 6.00 |
| Family | \$10.00 |

#### Commercial (flat rate):

|        |         |
|--------|---------|
| Low    | \$13.00 |
| Medium | \$15.00 |
| High   | \$20.00 |

For further information on water service and rates, contact the village clerk at (402) 728-5223.

## SEWERAGE

The village of Waco has a sanitary sewerage system and a storm sewer system. The activated sludge plant was built in 1981 and upgraded in 1998. The daily capacity is 60,000 gallons, the average daily flow is 28,000 gallons, and the historic peak daily discharge is 40,000 gallons.

### SEWER USE CHARGES (effective 6/05)

A fee of \$50 is charged for new sewer connections.

#### Residential (flat rate):

|        |         |
|--------|---------|
| Single | \$10.00 |
| Family | \$10.00 |

#### Commercial (flat rate):

|        |         |
|--------|---------|
| Low    | \$13.00 |
| Medium | \$15.00 |
| High   | \$20.00 |

For further information on water service and rates, contact the village clerk at (402) 728-5223.

## SOLID WASTE DISPOSAL

Privately owned waste removal services are available in Waco. The disposal site, located

seven miles west of Waco, is owned by the York Area Solid Waste Agency and has an estimated life of 20–40 years.

### SOLID WASTE REMOVAL RATES

#### Residential, Commercial & Industrial:

|            |
|------------|
| Rates vary |
|------------|

## RECYCLING

Recyclable materials are collected in a special trailer in Waco and taken to the recycling center at the York Area Solid Waste Agency. Collected material averages 2,000 pounds per month.

York Area Solid Waste Agency, located seven miles west of Waco, has contracted with a private operator to operate a recycling center at the landfill site. This is a drop-off facility with some collection provided to volume users. Several drop-off sites are available at the city of York, as well as in several of the neighboring villages.

Most recyclable materials are processed by baling, crushing, and/or chipping prior to shipment. The center accepts brown and clear glass, all types of paper, some plastics, cardboard, and tin and aluminum cans.



Scenes from Henry Wellman Park

# COMMUNICATIONS

## TELECOMMUNICATIONS

Alltel provides the telecommunications needs in Waco and the surrounding area with a digital central office in York, served by fiber on a self-healing fiber ring. DMS 100 switching with dual feed from two separate switching offices is available along with ISDN and DSL. Installation and maintenance personnel are located in York, seven miles from Waco. Visit [www.alltel.net](http://www.alltel.net) or call (402) 362-5811 for further information.

### TARIFFED RATES (effective 2004)

|             |         |
|-------------|---------|
| Residential | \$10.00 |
| Commercial  | \$33.00 |

## INTERNET

Internet access is available in Waco through Alltel, [www.alltel.net](http://www.alltel.net), (402) 362-5811.

## POST OFFICE

The post office in Waco has one mail receipt and one dispatch daily. The nearest general mail facility is located in Lincoln, 52 miles.

Postal receipts for the last five fiscal years:

| Year | Receipts |
|------|----------|
| 2004 | \$64,153 |
| 2003 | \$62,282 |
| 2002 | \$55,315 |
| 2001 | \$56,860 |
| 2000 | \$57,635 |

## PACKAGE DELIVERY SERVICES

Overnight express service availability:

|                             | U.S. Postal Service |
|-----------------------------|---------------------|
| Latest Pick-up Time         | 4 p.m.              |
| Earliest Delivery           | 8:15 a.m.           |
| Next Day Delivery Guarantee | Yes                 |
| Saturday Delivery Guarantee | Yes                 |

Federal Express and United Parcel Service are available by appointment.

## NEWSPAPER

The York News-Times, with 4,300 subscribers, is the local daily newspaper. A weekly shopping guide, Trade and Transactions, is delivered to each house and place of business. Other daily papers available locally are the Lincoln Journal Star and the Omaha World-Herald.

## RADIO

Radio stations carrying local news:

| Call Letters | Frequency | Location |
|--------------|-----------|----------|
| KAWL         | 1370 KHz  | York     |
| KTMX         | 104.9 MHz | York     |
| KZEN         | 100.3 MHz | Columbus |

## TELEVISION

Television stations carrying local news:

| Call Letters | Channel | Location                 |
|--------------|---------|--------------------------|
| KOLN/KGIN    | 10/11   | Lincoln/<br>Grand Island |
| KLKN         | 8       | Lincoln                  |
| NETV         | 12      | Lincoln                  |
| KETV         | 13      | Kearney                  |
| KHAS         | 5       | Hastings                 |

Galaxy Cablevision, (402) 362-3332, [www.galaxycable.com](http://www.galaxycable.com), provides cable television in Waco on 34 basic and 4 premium channels.

Satellite television reception is available throughout York County. An average package offers 125 channels with the purchase of a dish and receiver. Several retail outlets are located in York County.



Waco Post Office

## TAX STRUCTURE

### VALUES FOR TAX LEVY PURPOSES – VILLAGE OF WACO

All real property is subject to tax at market value. Agricultural land is valued at 80 percent of its actual value. Personal property that is used in a trade or business and is depreciable is subject to tax at its “net book value.” All other personal property is exempt from taxation.

|                                  | Actual Valuation    |                     |                     |
|----------------------------------|---------------------|---------------------|---------------------|
|                                  | 2003                | 2004                | 2005                |
| Real Estate                      | \$10,213,672        | \$11,229,532        | \$11,291,980        |
| Personal Property                | 990,673             | 1,004,529           | 970,108             |
| Special (railroad and utilities) | 529,592             | 501,624             | 490,080             |
| Total                            | <u>\$11,733,937</u> | <u>\$12,735,685</u> | <u>\$12,752,168</u> |

### TAX RATE (dollars and cents per \$100 of actual value)

|                           | 2003              | 2004              | 2005              |
|---------------------------|-------------------|-------------------|-------------------|
| City                      | \$0.215190        | \$0.231640        | \$.238400         |
| County                    | .336050           | .323710           | .339440           |
| School District           | 1.118865          | 1.105032          | 1.073875          |
| Community College         | .065500           | .065500           | .069600           |
| Educational Service Unit  | .017128           | .017074           | .015605           |
| Natural Resource District | .026460           | .028686           | .038326           |
| Agricultural Society      | .007470           | .008000           | .010500           |
| Historical Society        | .000167           | .000170           | .038326           |
| Fire/Cemetery             | .039520           | .038810           | .004250           |
| County Ambulance          | —                 | .021620           | .035400           |
| Total                     | <u>\$1.826350</u> | <u>\$1.840242</u> | <u>\$1.825576</u> |

The 2005 tax rate at the industrial area outside the city limits is \$1.587176 per \$100 of actual value.

### LOCAL BONDED INDEBTEDNESS

As of July 7, 2005:

|                               |            |
|-------------------------------|------------|
| City—Revenue Bonds            | None       |
| City—General Obligation Bonds | None       |
| School District               | None       |
| County                        | \$ 895,460 |

## COUNTY BOND ISSUES

| Type               | Date Issued | Original Amount | Unpaid Balance As of 7/7/05 | Interest Rate (%) | Date Due |
|--------------------|-------------|-----------------|-----------------------------|-------------------|----------|
| Highway Allocation | 7/3/01      | \$2,030,000     | \$895,460                   | 4.2725            | 7/1/06   |



Waco Village Office



York County Courthouse

## LOCAL GOVERNMENT

### COUNTY GOVERNMENT

York County has 16 townships and is governed by five county commissioners elected by popular vote for four-year terms. The next election will be held in 2006. York County is one of 17 counties belonging to the Southeast Nebraska Development District. The 2004–05 actual budget was \$12,497,637. County zoning classifications are:

General Ag District  
Transitional Ag District

### MUNICIPAL GOVERNMENT

The village of Waco is governed by a board of trustees. The next election will be held in 2006. The 2004–05 actual budget was \$861,852. Municipal officials are:

| Title                               | Term<br>of Office |
|-------------------------------------|-------------------|
| <b>Elected at Large</b>             |                   |
| Board of Trustees (5)               | 4 Years           |
| <b>Elected by Board of Trustees</b> |                   |
| Chairman                            | 4 Years           |
| <b>Appointed</b>                    |                   |
| Village Clerk                       | 1 Year            |
| Maintenance Supervisor              | 1 Year            |

### FIRE PROTECTION

Fire protection is provided in the community by a 23-member volunteer fire department. The department provides protection for areas outside the community and within the rural fire district, which encompasses 90 square miles including the villages of Waco and Thayer.

There are 21 fire hydrants in Waco and Thayer. The fire insurance classification inside the corporate limits is 7, outside it is 9. Annual expenditures averaged \$68,700 during the past three years.

Equipment in the fire department:

| Year/Make         | Description  |
|-------------------|--|
| <b>City/Rural</b> |  |
| 1982 Chevy        | 1,200 tanker   |
| 1992 GMC          | 1,000 gal. per min.  |
| 1999 Chevy        | 2,000 gal. tanker, 350 gal. per min.                                   |
| 2002 Ford         | Truck with compressed air foam, 250 gal. water cap., 20 gal. foam cap. |
| 1998 Chevy        | Light rescue truck, 60 gal. water cap.                                 |

Fire losses for the past five years have been:

| Year | Amount  |
|------|---------|
| 2004 | \$ 0    |
| 2003 | \$ 0    |
| 2002 | \$5,000 |
| 2001 | \$1,000 |
| 2000 | \$ 0    |

### LAW ENFORCEMENT

#### Police Department

The York County Sheriff's Department, located seven miles west of Waco, provides law enforcement for the village of Waco.

#### Sheriff's Department

The York County Sheriff's Department, located in York, employs 9 sworn officers and 15 support personnel.

The sheriff's department is housed in a newly renovated and expanded office space in the York County Courthouse. A full 911 dispatch area is accompanied by deputy stations, evidence room, and conference room. The York County jail is a lock-down facility with a maximum capacity of

34 inmates. The jail has its own commercial kitchen, with all meals prepared on site. Other features of the jail include an exercise area, library, laundry facilities, detox cell, and visitation room.

The sheriff's department has eight vehicles equipped with onboard cameras and state-of-the-art breathalyzer/testing equipment. All law enforcement personnel are equipped with bullet-proof gear and carry state-of-the-art weaponry. Members of the sheriff's department have been extensively trained in drug awareness and enforcement, HAZ MAT, interrogations, and many other areas.

The sheriff's department provides regular patrol to local industries, checking security sites, entrances and exits on a rotating basis.

An extensive upgrade of the county's 911 system and the installment of a Global Information System is planned for 2006.

A new communications tower was erected in 2005, enhancing emergency communication for the area by extending the county's capabilities.

The crime rate per 1,000 populations in York County in 2004 was 19.3 compared to a state crime rate of 37.7 and a national rate of 39.8.

### **State Patrol**

Troop C of the Nebraska State Patrol is headquartered in Grand Island. Fifty-one patrol officers are headquartered there; five are stationed in York.

## **STREETS**

There are five miles of streets in Waco; four miles are hard surfaced with concrete or asphalt. A load restriction of 7,000 pounds, empty weight, is enforced on a one-half mile section in the village of Waco. Thirty percent of the streets have curbs and fifty percent of the streets have sidewalks. Street maintenance includes sweeping, snow removal, and patching.

## **BUILDING AND ZONING REGULATIONS**

Uniform Building Codes are enforced in Waco.

Local zoning classifications are:

|    |             |
|----|-------------|
| A1 | Agriculture |
| R1 | Residential |
| C1 | Commercial  |
| I1 | Industrial  |

## **PLANNING**

The Waco Planning Commission is comprised of nine members who are appointed on an annual basis during the Board of Trustees' reorganizational meeting

A comprehensive plan for the village of Waco was prepared in 1981 by Hanna:Keelan Associates.

## COMMUNITY FACILITIES

### SCHOOLS AND COLLEGES

#### Centennial Public School System

| Type of School     | Classrooms | Students | Teacher/<br>Pupil Ratio | Computer/<br>Pupil Ratio |
|--------------------|------------|----------|-------------------------|--------------------------|
| Pre-K-12 School    | 55         | 550      | 1:14                    | 1:2                      |
| Elementary School* | 5          | 26       | 1:13                    | 1:2                      |
| High School*       | 15         | 92       | 1:10                    | 1:4                      |

\*Trinity Lutheran Elementary School and Nebraska Evangelical Lutheran High School in Waco.

The Waco School District joined the Centennial School District in 1967. The district is made up of a number of former districts, including Beaver Crossing, Utica, Gresham, Waco, Thayer, and parts of the Cordova district. The Pre-K-12 facility in Utica was built in 1976 and has a maximum capacity of 750.

School District 67R covers approximately 316 square miles in York and Seward counties and has a 2004 actual valuation of \$480,000,000 and is accredited by the Nebraska Department of Education.

The 2003-04 school operating expenses totaled \$4,817,126, with an average cost per pupil of \$7,700. The actual valuation per pupil was \$872,727.

#### Test Results

| Name  | % Students<br>Taking Test | Score    |
|---|---------------------------|----------|
| 8th Grade<br>California<br>Achievement Test | 100                       | 74 %tile |
| ACT   | 88                        | 21.8     |

It is estimated that 95 percent of the eighth grade students finish high school, 75 percent of the graduating seniors pursue a college degree, and 25 percent of the seniors enter the job market immediately after graduation.

Centennial Public School offers a variety of tech prep programs including vocational ag, consumer science, business classes, and technical classes (construction, video editing, CADS, architectural drafting, keyboarding, accounting, economics, business law, and business communications).

Centennial Public School offers a number of college-credit courses made available through Long Distance Learning at Southeast Community College in Lincoln.

#### Parochial Schools

Two parochial schools—the Trinity Elementary School and the Nebraska Evangelical Lutheran High School (NELHS)—are located in the village limits. The schools are affiliated with the Wisconsin Evangelical Synod.

In 2002 the high school was expanded in an ongoing \$3.4 million project, which added a new gym, music room, classrooms, and administrative offices.

NELHS tuition for the first student from an association congregation family is \$3,090 and for the second child is \$2,884. The first child from a non-association family is \$3,605 and \$3,399 for the second child. Room and board is \$2,781, as many of its students live on campus.

## Test Results

| Name | % Students Taking Test | Score |
|------|------------------------|-------|
| ACT  | 94                     | 23    |

Ninety percent of the NELHS students attend college, with ten percent moving directly into the labor market. The NELHS campus is also entirely handicap accessible.

Trinity Lutheran is now located in a new facility, which was constructed in 2003. The K-8 grade school began in 1978, when a group of individuals pursued the endeavor of starting the school with private donations and fundraising efforts. It is 1 of 12 Wisconsin Synod schools in Nebraska. The school operates under a 20-member board. Many of the students at Trinity Lutheran go on to attend classes at NELHS.

Tuition at both schools varies due to assistance and grant programs available to students from private donors.

Three private schools are located in York, seven miles west of Waco:

- Emmanuel Lutheran School (K–8)
- Larsen Christian Academy (K–8)
- St. Joseph’s Catholic School (Pre–K–8)

**York Community Education** is available to Waco residents. This program provides a diverse range of services in York, seven miles from Waco. Adult Basic Education classes are available to those seeking to complete their general educational development, as well as English instruction for those who otherwise speak only a foreign language. There is also a wide variety of classes for adults who simply want to broaden their horizons.

The **Alternative School** in York is available for young people who need an extra educational opportunity. This program serves a wide range of students including those who are no longer attending high school and those who have missed classes. The program was established in 2002 to help students get back on track and transition to the regular classroom.

## Educational Service Unit

Centennial Public School District is a member of Educational Service Unit 6 (ESU 6), headquartered in Milford and serves five counties. Educational opportunities for all member schools are available as identified. ESU 6 responds to service requests regarding instructor training, shared/mobile programs, assists with economic matters for schools, expands distance learning, and provides other technology opportunities.

## Community College

Waco is part of **Southeast Community College (SCC)**, which is governed by an 11-member Board of Governors elected from the college’s 15-county service area. The college is a multi-campus institution with campuses at Beatrice, Milford, and Lincoln. The total credit unduplicated student enrollment as of June 30, 2005, was 15,997 students. As of June 30, 2005, the college also served 15,928 non-credit students in Continuing Education on the campuses and in communities throughout southeast Nebraska. The combined unduplicated enrollment for SCC was 31,925 students.

Milford, 32 miles from Waco, is the home of Milford Campus of Southeast Community College. SCC has provided technical and career education for students from across the state since 1941. Before the Milford campus became part of the SCC system in 1973, it was a separate institution, the first technical college in Nebraska.

For 2004–05 SCC enrolled 9,382 full-time equivalent students. Ninety-two percent of SCC’s career/technical program graduates began careers or continued their education and 93 percent of the Academic Transfer program graduates continued their education in four-year institutions while 5 percent accepted employment; 2 percent did not respond.

SCC-Milford offers 24 programs leading to an associates of applied science degree. Some programs also offer diplomas as well as the AAS degree. According to the 2004 SCC Placement Report, the number of graduates in the



Centennial Public School District



Trinity Lutheran School



Nebraska Evangelical Lutheran High School



York General Hospital

Bethel  
Lutheran  
Church



Peace  
Lutheran  
Church



United  
Methodist  
Church



programs at Milford (with a few also offered at SCC-Lincoln) and their graduate numbers are:

**2004–05 Program Graduates**

| <b>Program</b>   | <b># of Graduates</b> |
|--|-----------------------|
| Architectural-Engineering Technology                                     | 41                    |
| Auto Collision Repair Technology   | 32                    |
| Automotive Technology*   | 69                    |
| Building Construction Technology   | 48                    |
| Business Administration**  | 201                   |
| Computer Programming Technology  | 26                    |
| Daimler-Chrysler (CAP) College<br>Automotive Program                     | 8                     |
| Deere Construction & Forestry Equipment<br>Technology                    | 5                     |
| Diesel Technology - Farm   | 27                    |
| Diesel Technology - Truck  | 13                    |
| Electrical Technology  | 46                    |
| Electromechanical Technology   | 23                    |
| Electronic Servicing & Electronic<br>Engineering Technology*             | 42                    |
| Ford Automotive Student Service<br>Educational Training (ASSET) Program  | 10                    |
| General Motors (ASEP) Automotive<br>Student Service Educational Training | 10                    |
| Graphic Design***  | 0                     |
| Heating, Ventilation, Air Conditioning<br>& Refrigeration Technology     | 29                    |
| John Deere Ag Parts***   | 0                     |
| John Deere Ag Tech   | 23                    |
| Land Surveying/Civil Engineering<br>Technology                           | 22                    |
| Machine Tool Technology*   | 31                    |
| Manufacturing Engineering Technology                                     | 21                    |
| Nondestructive Testing Technology  | 19                    |
| Parts Marketing & Management<br>Technology                               | 12                    |
| Welding Technology*  | 37                    |

\*Includes Lincoln Campus

\*\*Includes Beatrice & Lincoln Campus

\*\*\*Varies quarterly by starting date

SCC is accredited by the Higher Learning Commission of the North Central Association. In 2002 SCC was visited by an evaluation team to determine whether or not SCC should receive continuing accreditation as a college. Following the team visit, the Higher Learning Commission awarded the college with a 10-year accreditation, the highest status an institution can earn.

Students who complete a required program of study can earn associate of applied science, associate of arts, and associate of science degrees. The college also awards certificates and diplomas in some programs. The college provides 48 career/technical programs, which lead to immediate employment or further education. A number of students also enroll in SCC's Academic Transfer program, which includes the first two years of college course work for transfer to four-year colleges and universities.

SCC's Continuing Education division offers a variety of classes on the campuses and in communities throughout the SCC service district. These classes include assistance with preparation for the general educational development (high school equivalency) test, English Language Learning, and citizenship classes.

Continuing Education also offers classes for personal growth as well as many classes for professional development to improve job skills to advance in current careers or learning new careers. The Workforce Development Training Services department of Continuing Education provides classes and seminars for businesses of all sizes throughout southeast Nebraska to educate their employees on topics employers choose. These classes are tailored to meet the needs of each specific business and are offered at times and locations that are most convenient for employers and employees.

In addition to the regular programs, the Milford Campus offers Continuing Education classes in Welding, Auto Collision Repair, and other areas, as individual employee and business needs are identified. Classes are also offered through the local area Continuing Education program in Seward.

SCC Milford currently operates John Deere Pro Tech, a corporate training center for John Deere technicians. This center provides customized training to John Deere dealer technicians. The length of training periods varies according to dealer needs.

For more information on Southeast Community College, visit [www.southeast.edu](http://www.southeast.edu).

Waco is also served by the **Central Community College** system, which encompasses a 25-county area. The college is governed by an 11-member Board of Governors elected by the citizens of the counties served. Administrative offices are located in Grand Island with campuses in Hastings, Columbus, and Grand Island and off-campus centers in Holdrege, Lexington, and Kearney. Classes are available through extended learning programs in approximately 80 communities within the college's service area. During the 2004–05 academic year, 25,588 students were enrolled in Central Community College courses, with approximately 15,920 participating in off-campus programs.

**Certificate, Diploma, and Degree Programs:** Coursework in nearly all major areas of study is available, including more than 100 vocational-technical and academic transfer college credit courses. Classes are available through various delivery methods, including:

—**Independent Study:** Allows students to work on college credit classes at their own pace, using course materials from the campuses. The staff serve as contacts between the student and campus faculty and administration.

—**Distance Learning:** Uses several state-of-the-art teaching technologies, including video conferencing, satellite broadcasts, and Internet courses to deliver college credit courses.

**Adult Basic Education Program:** This program is offered by Central Community College in cooperation with the Nebraska Department of Education and the federal government. The program is designed to provide the opportunity to gain basic education skills at no cost to the student. The program has four major components:

—Adult Basic Education for those with less than an eighth grade education.

—English as a Second Language for non-English speaking persons wishing to learn to speak, read, and write English.

—High School Completion (General Educational Development (GED)) for those with less than a high school diploma.

—Living Skills for adults wishing to improve their basic life skills in consumer economics, health, community resources, government and law, and occupational knowledge.

**Community Education Program:** Avocational/recreational courses are offered to provide students an opportunity to explore and develop skills for personal interest, leisure, and recreational activities.

**Business and Professional Training:** Central Community College is a primary source of training and education for business, industry, agricultural association, civic groups, governmental agencies, and other organizations within its 25-county service area. College staff provide expertise in their fields of study to develop and coordinate specially-tailored short courses, workshops, and seminars to meet specific training needs.

Central Community College works with area industries, retail establishments, and other agencies and organizations in planning in-service and/or in-plant training programs.

#### 2004-05 Program Graduates

| Program                                    | # of Graduates |
|--|----------------|
| Accounting                                 | 15             |
| Agriculture Occupations                    | 14             |
| Art, Commercial                            | 5              |
| Associate Degree in Nursing                | 44             |
| Auto Body Technology                       | 59             |
| Automotive Technology                      | 19             |
| Business Administration                    | 91             |
| Business Technology (Office Technology)    | 75             |
| Commercial Horticulture                    | 15             |
| Construction Technology                    | 43             |
| Criminal Justice                           | 22             |
| Dental Assisting                           | 18             |
| Dental Hygiene                             | 13             |
| Diesel Technology                          | 9              |
| Drafting Occupations                       | 53             |
| Electrical Technology                      | 31             |
| Electronics Technology                     | 55             |
| Early Childhood Education                  | 88             |
| Health Information Management Services     | 40             |
| Heating, Air Conditioning, Refrigeration   | 17             |
| Hospitality Management & Culinary Services | 5              |

| <b>Program</b>                | <b># of Graduates</b> |
|-------------------------------|-----------------------|
| Human Services                | 20                    |
| Industrial Technology         | 44                    |
| Information Technology        | 68                    |
| Machine Tool Technology       | 6                     |
| Media Arts                    | 22                    |
| Medical Assisting             | 12                    |
| Medical Laboratory Technology | 13                    |
| Paralegal Studies             | 17                    |
| Parts Sales & Management      | 9                     |
| Practical Nursing             | 75                    |
| Quality Control               | 18                    |
| Welding Technology            | 37                    |
| <b>Total</b>                  | <b>1,072</b>          |

### Colleges and Universities

**York College**, founded in 1890 in York, seven miles from Waco, is a private liberal arts college affiliated with the Church of Christ. It is accredited by the North Central Association of Colleges and Schools. Approximately 500 students are enrolled annually. The student-to-faculty ratio is 12 to 1. The average class size is 22 students. The student body represents most U.S. states, as well as Canada and many other countries.

Degree programs include Bible Studies, Basic Business Education, Biology, Business Education, Communications, Elementary Education, English, English Education, General Studies, History, History Education, Mathematics Education, Middle Grades Education, Natural Science Education, Physical Education, Physical Science Education, Reading and Writing Education, Religious Studies, Special Education, Speech, and Theatre Education. The bachelor of business administration degree is included with majors in Accounting, Business Administration, Finance, Human Resource Management, and Management. Other bachelor degrees may be obtained, such as music and science, as well as associate degrees in arts and sciences.

The York Panthers compete in the National Association of Intercollegiate Athletics Division II and the National Christian College Athletic

Association. Organized team sports in six women's and six men's categories are available at York College. Students may choose between 10 social clubs, 12 athletic teams, 5 performance groups, 4 Christian outreach groups, and 3 literary publications.

The college continues to grow in both classrooms and housing. New student housing complexes are being constructed, expanding the campus extensively with completion anticipated in 2006.

### Other Schools

Colleges, universities, and community colleges frequently attended by Centennial Public High School graduates include:

| <b>Community/<br/>College or University</b>  | <b>Mileage</b> |
|--|----------------|
| <b>Seward</b><br>Concordia University  | 19             |
| <b>Milford</b><br>Southeast Community College,<br>Milford Campus   | 23             |
| <b>Columbus</b><br>Central Community College,<br>Columbus Campus   | 24             |
| <b>Grand Island</b><br>Central Community College,<br>Grand Island Campus   | 38             |
| <b>Lincoln</b><br>Nebraska Wesleyan University<br>Southeast Community College,<br>Lincoln Campus<br>University of Nebraska-Lincoln | 38             |
| <b>Crete</b><br>Doane College  | 48             |
| <b>Kearney</b><br>University of Nebraska at Kearney  | 106            |

### CHURCHES

| <b>Denomination</b> | <b>Number of Churches</b> |
|---------------------|---------------------------|
| Lutheran, Bethel    | 1                         |
| Lutheran, Zion      | 1                         |
| United Methodist    | 1                         |

## HEALTH CARE

There are approximately 570 physicians within a 50-mile radius of York, the county seat of York County, with a ratio of 71 doctors for every 1,000 population. Forty-three dentists practice within this 50-mile radius.

**York General Health Care Services** operates York General Hospital, Hearthstone, West View Medical Building, Medical Office Building, and Meadowlark Assisted Living.

**Henderson Health Care Services** operates Henderson Hospital, Henderson Family Care Clinic, Henderson Care Center, Rosewood Court, and Prairie Garden Estates.

### Rescue Squad

Members of the Waco Volunteer Fire Department serve as a non-transporting First Response Team.

The York Fire Department, located seven miles west of Waco, utilizes three rescue units in providing full-time paramedic service for the city and county.

### Hospital

**York General Hospital**, a part of York General Health Care Services, delivers medical care in its 25-bed acute care facility with all private rooms. Medical services include emergency services, MRI and CT scanning, inpatient and outpatient surgical suite, obstetrics, a specialty clinic, and additional services.

**Memorial Hospital** in Seward, 19 miles east of Waco, was built in 1950 and remodeled in 2005. The hospital, with 25 beds, provides obstetrical care; outpatient and inpatient surgical services; specialty physicians' clinic; and acute, skilled, and assisted living care.

**Henderson Hospital**, a part of Henderson Health Care Services, was built in 1974 and is located ten miles southwest of Bradshaw. The hospital has a licensed capacity of 13 acute and skilled beds, a labor and delivery suite, and surgery suite. Comprehensive inpatient services include obstetric,

pediatric, medical surgical, geriatric trauma, cardiac care, and intensive care.

**Tabitha Health Care** provides hospice care in York County. Home health care is also available from several entities.

### Clinics

Multiple specialty clinics at the **York General Health Care Services** are served by more than 40 specialists who travel to York on a rotating schedule.

**The York Medical Clinic** opened in April 2005 in a newly constructed facility attached to the York General Hospital. The physician-owned, full-service family practice clinic has been serving the area since 1965. The clinic, with its own high-complex laboratory and x-ray and ultrasound capabilities, is staffed with seven family practice physicians, three physician assistants, and one certified diabetic educator. The York Medical Clinic and York General Health Care Services jointly provide an obstetric program. Satellite clinics are operated in Stromsburg and Exeter.

**West View Medical Building**, a part of York General Health Care Services, houses home health services, dialysis, sleep studies, and a child care program.

**Henderson Family Care** is a physician's clinic attached to the hospital. Constructed in 2003, the clinic has ten exam rooms and houses the business offices for the entire medical complex. Services include physical, speech, and occupational therapies; ultrasounds; CAT scans; mammography; and bone densitometry. The specialty clinic is staffed by physicians from surrounding communities. These specialties include cardiology, urology, OB/GYN, orthopedics, and general surgery.

Waco residents also utilize the **Utica Family Medical Center**, six miles east of Waco, which specializes in family practice care provided by eight physicians and three physician assistants. Services offered include radiology, laboratory, obstetrics, geriatrics, mental health, and nutrition counseling. Medicaid/Medicare certified facility with multiple managed care insurance carriers.

## SKILLED NURSING

Skilled nursing facilities within a close proximity to Waco include:

**Hearthstone**, a part of York General Health Care Services, located seven miles west of Waco, opened in 2003. The medicaid/medicare-approved, long-term care facility has a capacity of 129. Originally established in 1958, the facility provides skilled nursing services; physical, occupation, and speech therapies; social work services; nutritional services; activities; laundry; and environmental services. Adult day care, respite care, and hospice services are also available. Meals are provided for the York Meals-on-Wheels program (which delivers noon lunches to shut-ins) and a child care program is maintained.

**Henderson Care Center**, located 27 miles southwest of Waco, was built in 1961 with an addition in 1969 and is certified with the Department of Health and Human Services (Medicaid). Licensed for 41 beds, the center offers respite care, home and rural health care, registered dietitian, activities department, registered pharmacist, and social services department. “A Touch of Home” concept, establishing two neighborhoods, was implemented in 2004.

The **Utica Community Care Center**, located six miles east of Waco, is a 41-bed nursing facility certified by Medicaid. The center provides IV and rehabilitation therapy. The center accepts those with head trauma and brain injury and specializes in an intergenerational environment.

## SPECIAL SERVICES

**Region V Services** in York, seven miles from Waco, is a statewide program to assist the mentally and physically challenged.

**Epworth Village** in York was founded in 1889 as an orphanage. Epworth Village developed its own system of care through the multilevel programs offered. The facility consists of a 24-bed residential treatment center, a 26-bed treatment group home, 10-bed traditional group home, and a private school for clients operated 12 months of the year. Services

include day treatment, outpatient services, and independent living, as well as standard educational classes. The system of care allows for continuity in the treatment process regardless of which level the youth may enter into care.

**Mosaic**, a recently formed partnership of Bethphage and Martin Luther Homes, provides developmental disability services, housing, and work opportunities for the developmentally challenged in York. Mosaic provides ways for such individuals to be part of the community while learning life skills. Mosaic operates the York Area Solid Waste Agency Recycling Center at the landfill.

The **Four Corners Health Department** is the regional public health office for York, Seward, Polk, and Butler counties. The Department works with community partners to identify related needs, assure access to appropriate health care, develops and implements policies to improve the health of the community. Services include surveillance and investigation of health concerns and diseases, health and safety education, assistance in identification of health and safety resources.

## LIBRARY

The **Kilgore Memorial Library** in York, seven miles west of Waco, contains 57,100 volumes and has an average annual circulation of 71,237. The library has books (including large print editions), magazines, newspapers, books on cassette and CD, and movies in DVD and VHS format. An online searchable catalog at [www.yorklib.org](http://www.yorklib.org), online York News-Times Index and Community Resource database, local newspapers on microfilm, NebraskaAccess full text databases, interlibrary loan services, meeting and study rooms, and overhead and opaque projectors are available. The library has a public pay telephone, copier, tax forms, talking books for the blind, obituary retrieval services for genealogical purposes, and seven public Internet stations. Programs include preschool story times during the school year, story times for Head Start and home schooled children, two adult-led book clubs, summer reading program for K–5 and 6–8 grades, Dial-A-Story for elementary children,

and the young adult Puppet Academy. The library is a Nebraskard participant and has a youth advisory council.

## RECREATION

Wellman Park, located in downtown Waco, includes play equipment, seating, and a picnic shelter.

Ellison Park, on the northern edge of Waco, includes tennis courts, sand volleyball courts, a soccer field, football field, baseball field, covered picnic shelters, rest rooms, grills, and state-of-the-art play equipment.

Summer programs offered include softball and baseball.

### York County Area Facilities:

|                 |   |  |
|-----------------|---|--|
| Boating         | — | Branched Oak   |
| Bowling         | — | One alley with 16 lanes  |
| Campgrounds     | — | Henderson, Waco  |
| Fishing         | — | Recharge Lake, Blue River, Henderson, Branched Oak                             |
| Golf Courses    | — | Three public, 18-hole courses with grass greens; one course with clubhouse     |
| Hunting         | — | Deer, pheasant, duck, goose, turkey, squirrel, rabbit, and fur-bearing animals |
| Minature Golf   | — | Waco   |
| Racing          | — | Junction Motor Speedway, McCool Junction                                       |
| Sand Volleyball | — | Courts in Bradshaw, York, Benedict, McCool Junction, Thayer, Waco, Henderson   |
| Skating         | — | Rollerskating rink in York   |
| Soccer          | — | Two fields in York, Waco, McCool Junction                                      |
| Swimming        | — | York Family Aquatic Center, Henderson Aquatic Center, Sutton, Utica            |
| Tennis          | — | Eight courts   |
| Theaters        | — | Three screens, 394 seats   |
| Other           | — | Yorkshire Playhouse (community theatre) 150 seats                              |

**Double Nickel Campground**, located off Interstate 80 at the Waco exit, is a major attraction for the community of Waco. The campground

offers RV hook-ups, showers/rest room facilities, swimming pool, and miniature golf.

The **Sandy Meadows Golf Course**, a nine-hole attraction, is located next to the campgrounds and is accessible at Waco's Interstate 80 exit.

The village of Waco and Waco Community Betterment Organization partnered to purchase the former fire hall and convert it into the **Waco Community Building**. The handicap accessible facility, which has a full kitchen, can accommodate approximately 135. The Waco senior citizens utilize the building regularly for coffees, birthday celebrations, meetings, and other events.

Annual events held in the York County area include the York County Fair, held the last weekend in July, which has 4-H activities, Figure 8 car races, demo derby, displays, livestock competition, Ag Hall of Fame awards, barbecues, carnival, fun run, petting zoo, food vendors, etc. Yorkfest, held the second weekend in September, includes a parade, food vendors, Figure 8 car races, fun run, luncheons, displays, and contests.

The **York Family Aquatic Center** opened in 2005 in York, located seven miles west of Waco. Features include large open and enclosed slides, a full-length lap pool, zero-depth entry, fountains, concessions, and locker rooms. The outdoor play features are special and unique, offering entertainment for all ages.

The **Henderson Aquatic Center**, 27 miles from Waco, opened in 2002 with modern play features.

**Recharge Lake Recreation Area** is a man-made lake, created by the local natural resources district, located on the western edge of the city of York. The recreation area provides a camping area, picnic tables, and grills. Fishing boats are allowed. Fishing enthusiasts enjoy the lake, stocked with a variety of game fish. Visitors may observe a variety of wildlife species in the area, while hiking or walking on the nature trails.

The **Junction Motor Speedway** opened in 2003 at McCool Junction, 18 miles southwest of Waco. The large oval supports high speeds, with long stretches and distance around the track. The track touts food and beverages, racing memorabilia,

festive music, and seating for thousands of racing fans. Special viewing rooms are available by reservation. Camping facilities are provided on-site. Events in 2005 featured stock, modified, hobby stock, 360 sprints, cruisers, Outlaw Trucks, a tractor pulling series, Monster Trucks, late models, dwarfs, ProAms, motorcycles, midgets, and more.

The newly constructed **York Senior Center** in downtown York is handicapped accessible. Noon meals are provided twice a week for seniors as are regular entertainment, speakers, health programs, information, etc. The senior center is governed by a private board of directors (who are also investors). The facility, complete with meeting space and commercial kitchen, is available for rent by the public.

The **Utica Senior Center**, located six miles east of Waco, also provides a regular schedule of activities and meals. A noon meal is provided for seniors twice weekly. The center also offers programs in education, entertainment, finances, monthly blood pressure checks, foot care clinics, exercise, and more.

The **York Community Center** is a full-service exercise and recreation facility in York. It is owned and operated by the city of York. The center, open to the public for a nominal membership fee, offers an indoor swimming pool, hot tub, basketball courts, racquetball courts, weight room, locker rooms, and game room.

### Cultural Activities

The **York County Historical Society**, [www.rootsweb.com/~neyork/](http://www.rootsweb.com/~neyork/), houses historical records and artifacts and is a source of information for those investigating the area's history as well as for assistance in genealogy projects and tracing family histories.

The **Palmer Museum**, located in the York Community Center, offers historic displays dating back to the Prehistoric Age. The museum, open to the public on a daily basis, offers a look into the past—the early pioneer days in York County, the early 1900s, and the Depression. Special displays are arranged on a monthly basis.

**Yorkshire Playhouse** in York opened in 2000 in a completely renovated historical building. Both adult and family comedies are performed by talented members of the community. People travel from more than 40 Nebraska communities to enjoy the productions. Four productions are presented annually, as well as children's theater shows, special programs, workshops, and the annual Yorkie Awards. The playhouse also hosts programs performed by the York Area Writers Guild, art and photo contests, special music through the Lied Center, rotating displays of the York Artists Guild, and many other events. The facility is available for special seminars and programs.

## HOUSING

### New Construction

Four new homes were built in 2003 and 2004 and it is estimated three will be built in 2005. The cost of new home construction averages \$140 per square foot.

Building permits for seven new single-unit houses were issued during the last five years. A new subdivision, intended for single-family homes, was created in 2000.

### York County as of January 6, 2006:

#### Number of Homes on the Market

Single Family - 52

#### Avg. Selling Prices (New and Existing)

Single Family Home

2,500 sq. ft. - 3 bedrooms \$120,725

1,000 sq. ft. - 3 bedrooms \$66,845

#### Number of Single Family Homes

#### for Sale by Price (New and Existing)

Less than \$100,000 52

\$100,000–\$150,000 23

\$150,001–\$200,000 18

\$200,001–\$250,000 0

\$250,001 and over 1

**Total 94**

### Low Cost and/or Retirement Housing

The **Hearthstone Retirement Campus**, a part of York General Health Care Services in York, seven miles west of Waco, offers several types of

independent retirement housing, available on one campus. Two complexes of one-bedroom and efficiency apartments, Hearthstone Court (26 units) and Hearthstone Place (20 units), are subsidized by HUD and USDA Rural Development respectively. A third complex, Meadowlark Estates (12 units), provides private market-rate, two-bedroom, 900-square foot apartments, with access to housekeeping services. Retirement home/duplexes and building sites are also available.

The York Housing Authority operates the **Leisure Home**, a 107-unit complex for elderly, disabled, and handicapped individuals. A conference room and community room were added to the Leisure Home in 2004. Monthly rent for the facility is based on household income. Rental assistance is provided on a monthly basis through the HUD Section 8 Voucher and Certificate Programs to families in the York area.

**Midtown Manor** in Henderson, 27 miles from Waco, provides housing for senior citizens. Built in 1965, at a cost of \$487,000, it consists of 20 units, accommodating approximately 30 people. An administration building and a community room are available for the residents.

**Assisted Living**

**Meadowlark Assisted Living**, a part of York General Health Care Services, provides extra care

while allowing residents to live as independently as desired. Staff is available 24 hours daily and can assist with living activities, as well as medication administration, scheduling doctor appointments, and more.

The **Mahoney House** is a licensed, assisted living facility with 39 units in York. Each apartment is equipped with a small refrigerator and microwave. Twenty-four hour assistance with day-to-day living is provided in a home-like environment. Three home-cooked meals daily, social activities, weekly housekeeping, and laundry services are provided. Other services are offered according to the tenants' needs.

**Rosewood Court** with 12 one-bedroom suites and **Prairie Garden Estates** with four units are located in Henderson. These assisted living facilities provide a wide range of services.

**FINANCIAL**

As of June 30, 2005:

| Name                                | Capital  |           |           |
|-------------------------------------|----------|-----------|-----------|
|                                     | Accounts | Deposits  | Loans     |
| ----- <i>thousand dollars</i> ----- |          |           |           |
| Cornerstone Bank*                   | \$31,739 | \$357,306 | \$222,081 |

\*Branch bank in Waco; figures represent headquarters.



Cornerstone Bank Branch

## COMMUNITY SERVICES

---

### BUSINESS AND COMMERCIAL

|   |   |
|---|---|
| Advertising Agencies .....                    | 1 |
| Agricultural Chemical Sales .....             | 1 |
| Auto Repair & Service .....                   | 3 |
| Automobile Dealers (Used) .....               | 1 |
| Bank .....                                    | 1 |
| Banquet Facilities, Halls & Auditoriums ..... | 1 |
| Beauty Salons & Barber Shops .....            | 1 |
| Campground .....                              | 1 |
| Child Care Services .....                     | 1 |
| Convenience Stores .....                      | 1 |
| Farmers Cooperative .....                     | 1 |
| Hearth Stoves Sales/Manufacturing .....       | 1 |
| Heavy Equipment Repair .....                  | 1 |
| Insulation Installation .....                 | 1 |
| Photography Studios .....                     | 1 |
| Restaurants .....                             | 2 |
| Service Stations .....                        | 1 |
| Taverns .....                                 | 1 |
| Welding Equipment Shops .....                 | 1 |



Waco Housing



Scenes from Henry Wellman Park

## AGRICULTURE & RAW MATERIALS

### AGRICULTURE

| 2002 Statistics  | York County    | State of Nebraska |
|--|----------------|-------------------|
| Number of Farms  | 617            | 49,335            |
| Land in Farms (acres)  | 353,762        | 45,903,116        |
| Average Size of Farms (acres)  | 573            | 930               |
| Market Value of Agricultural Products Sold                           | \$160,833,000  | \$9,703,657,000   |
| Market Value Per Farm  | \$260,669      | \$196,609         |
| Total Acres Irrigated  | 241,525        | 7,625,170         |
| Percent of Farmland Irrigated  | 68.3%          | 16.6%             |
| <b>Five-Year Average Production<br/>of Leading Crops (2000–2004)</b> |                |                   |
| All Alfalfa Hay  | 17,464 tons    | 4,572,600 tons    |
| Corn for Grain   | 33,222,700 bu. | 1,107,650,000 bu. |
| Sorghum Grains   | 492,340 bu.    | 30,063,000 bu.    |
| Soybeans   | 4,916,080 bu.  | 195,251,000 bu.   |
| <b>Five-Year Average<br/>Livestock Population (2001–2005)</b>        |                |                   |
| All Cattle   | 54,600         | 6,360,000         |

York County ranked in the top three counties in Nebraska in the production of corn for grain for the past ten years.

Source: Nebraska Agriculture Statistics Services, 2000–2005  
2002 Census of Agriculture

### RAW MATERIALS

Sand and gravel, nonmetallic minerals, are available in commercial quantities; metallic minerals are not found in the York County area. Alfalfa, another product available in the county, is shipped in powder and pellet form to other areas for use in various types of commercial feed.

# CLIMATE

## TEMPERATURE, PRECIPITATION, AND HUMIDITY

| Month         | AVERAGES    |      |      |                  |                  |         | Humidity* |  |
|---------------|-------------|------|------|------------------|------------------|---------|-----------|--|
|               | Temperature |      |      | Precipitation    |                  | Morning | Afternoon |  |
|               | Min.        | Mean | Max. | Rain<br>(Inches) | Snow<br>(Inches) |         |           |  |
| January       | 12.4        | 22.9 | 33.4 | 0.72             | 7.1              | 77      | 65        |  |
| February      | 17.7        | 28.5 | 39.4 | 0.82             | 6.2              | 78      | 63        |  |
| March         | 26.5        | 37.8 | 49.0 | 1.91             | 5.9              | 79      | 59        |  |
| April         | 38.6        | 51.0 | 63.4 | 2.63             | 1.2              | 79      | 53        |  |
| May           | 50.5        | 62.2 | 73.9 | 4.32             | 0.1              | 82      | 56        |  |
| June          | 60.5        | 72.5 | 84.4 | 4.26             | 0.0              | 82      | 54        |  |
| July          | 65.6        | 77.2 | 88.9 | 3.73             | 0.0              | 84      | 57        |  |
| August        | 63.3        | 75.0 | 86.7 | 3.27             | 0.0              | 86      | 58        |  |
| September     | 53.3        | 65.8 | 78.3 | 2.63             | 0.0              | 84      | 55        |  |
| October       | 41.2        | 54.1 | 67.0 | 1.67             | 0.4              | 79      | 51        |  |
| November      | 27.7        | 38.7 | 49.8 | 1.34             | 3.2              | 80      | 60        |  |
| December      | 17.6        | 27.8 | 37.9 | 0.75             | 6.1              | 79      | 65        |  |
| <b>Annual</b> | 39.6        | 51.1 | 62.7 | 28.06            | 30.3             | 81      | 58        |  |

\*Recorded at Grand Island Weather Station

## FROST DATA

|   |            |
|---|------------|
| Average date of last frost in spring .....                            | April 24   |
| Average date of first frost in fall .....                             | October 10 |
| Average length of growing season .....                                | 169 days   |
| Average number of “heating degree days” based on 65° Fahrenheit ..... | 6,176      |
| Average number of “cooling degree days” based on 65° Fahrenheit ..... | 1,150      |
| Wind speed in miles per hour (annual average) .....                   | 12         |
| Prevailing wind direction (annual average) .....                      | South      |

Source: High Plains Regional Climate Center, University of Nebraska, 1948–2005, [www.hprcc.unl.edu](http://www.hprcc.unl.edu)



Waco Community Building